

DOWNING SQUARE: BUILDINGS A & B

ARLINGTON, MA

DRAWING LIST

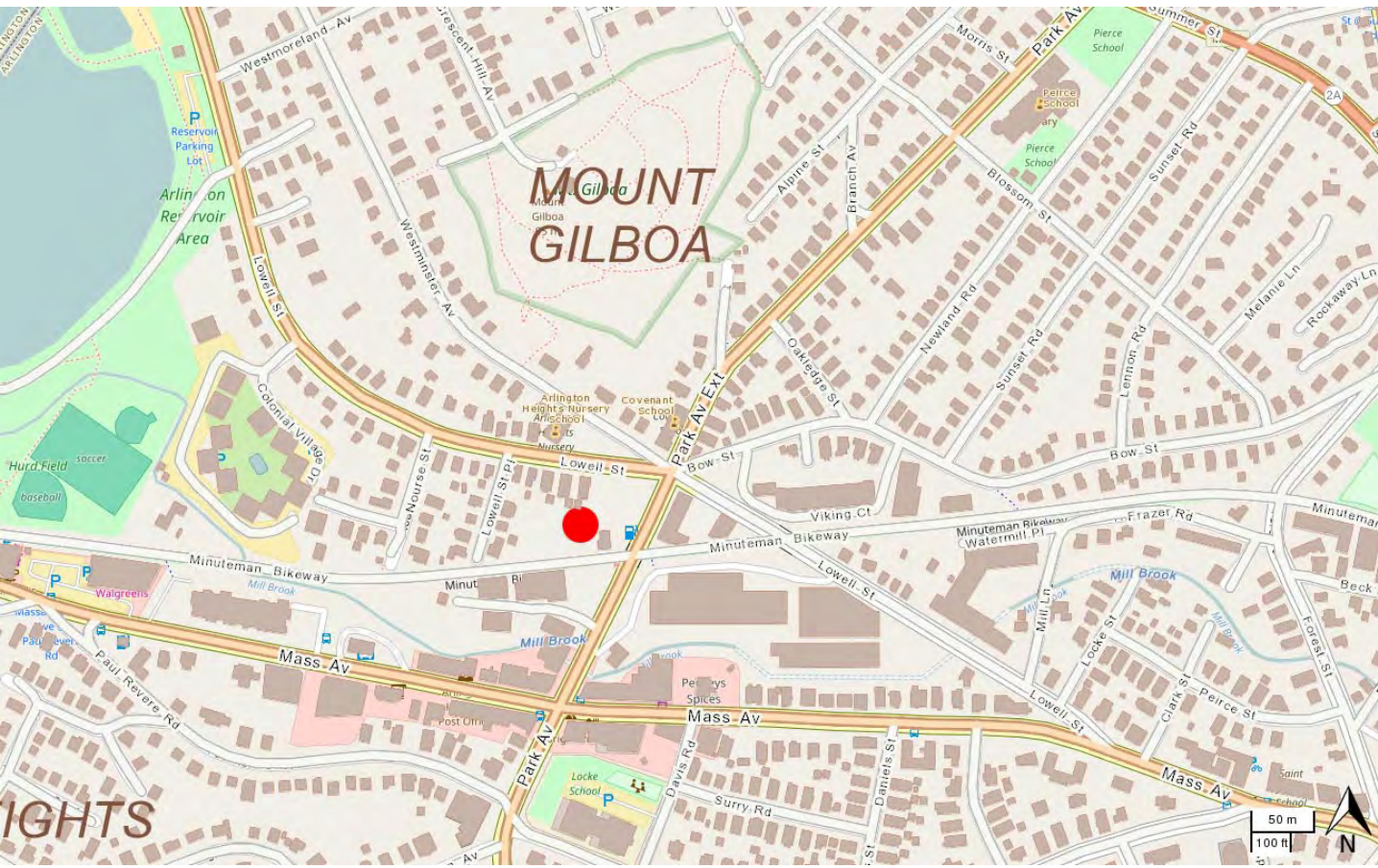
A-G000	BUILDING 'A' COVER
B-G000	BUILDING 'B' COVER
EX-1	ALTA SURVEY
EX-2	ALTA SURVEY NOTES
A001	SITE PLAN
A-A101	FLOOR PLANS
B-A101	GROUND FLOOR PLAN
B-A102	SECOND FLOOR PLAN
B-A103	THIRD FLOOR PLAN
B-A104	FOURTH FLOOR PLAN
A-A201	ELEVATIONS
A-A202	ELEVATIONS
A-A210	PERSPECTIVES
A-A211	PERSPECTIVES
B-A200	ELEVATIONS
B-A201	ELEVATIONS
B-A210	PERSPECTIVES
B-A211	PERSPECTIVES
B-A212	PERSPECTIVES
B-A213	PERSPECTIVES



OWNER:
■ Pam Hallett, Housing Corporation of Arlington
252 Massachusetts Ave, 02474
781-859-5211 (T)

ARCHITECT:
■ DAVIS SQUARE ARCHITECTS
240A ELM STREET, SOMERVILLE, MA 02144
617.628.5700 (T) 617.628.1717 (F)

LOCATION MAP

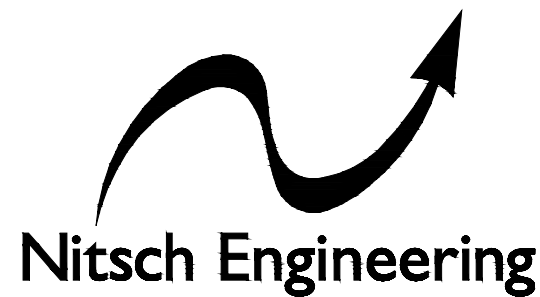


SPECIAL PERMIT
October 12, 2016



PROJECT NO.
16045

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Nitsch Engineering



www.nitscheng.com
2 Center Plaza, Suite 430
Boston, MA 02108
T: (617) 338-0063
F: (617) 338-6472

- Civil Engineering
- Land Surveying
- Transportation Engineering
- Sustainable Site Consulting
- Planning
- GIS

PROJECT #	9966		
FILE:	ACAD-9966_ALTA1_2016-08.dwg		
SCALE:	1"=20'		
DATE:	OCTOBER 22, 2013		
PROJECT MANAGER:	PRL/DRS	C	UPDATED NOTES
FIELD BOOK:	572	B	UPDATED ROW & NOTES
DRAFTED BY:	TAL/JCC	A	UPDATED CERT & NOTES
CHECKED BY:		REV.	COMMENTS
			REVISIONS
			DATE

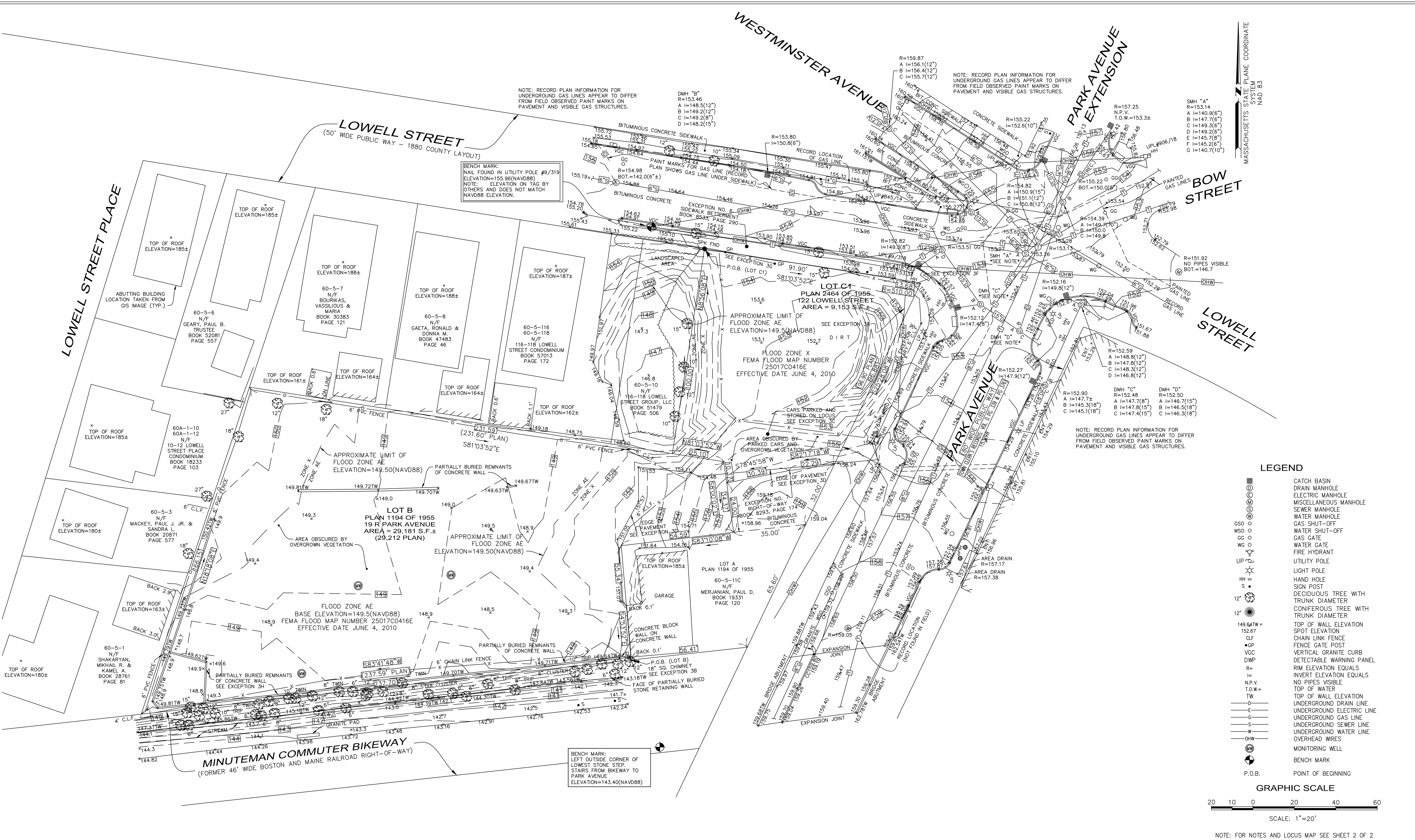
ALTA/NSPS LAND TITLE SURVEY
19R PARK AVENUE
ARLINGTON, MASSACHUSETTS
PREPARED FOR:
HOUSING CORPORATION OF ARLINGTON
20 ACADEMY STREET, ARLINGTON, MASSACHUSETTS 02476

SHEET: I

EX-1

OF 2

REV. C



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RECORD DESCRIPTIONS

EXHIBIT A – LEGAL DESCRIPTION

LOT C1 – 122 LOWELL STREET, ARLINGTON, MA

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON IN ARLINGTON, BEING LOT C1 AS SHOWN ON A PLAN OF LAND IN ARLINGTON, MASSACHUSETTS, BY FRED A. JOYCE, SURVEYOR, DATED NOVEMBER 28, 1955, RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AT THE END OF BOOK 8644.

LOT B – 19 R PARK AVENUE, ARLINGTON, MA

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON IN ARLINGTON BEING LOT B AS SHOWN ON A PLAN OF LAND IN ARLINGTON, MASS., BY FRED A. JOYCE, SURVEYOR, DATED JULY 19, 1954 RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN #1194 OF 1954 IN BOOK 8293, PAGE 174 TOGETHER WITH A RIGHT OF WAY FOR THE BENEFIT OF SAID LOT B OVER THAT PORTION OF LOT A MARKED "RIGHT OF WAY" AS SHOWN ON SAID PLAN.

SURVEYED DESCRIPTIONS

LOT C1 – 122 LOWELL STREET, ARLINGTON, MA

BEGINNING AT SPIKE FOUND (SPK FND) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOWELL STREET;

THENCE S81°03'52"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 91.90' TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 510.00' AND SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 13.68' TO A POINT AT THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF PARK AVENUE;

THENCE S25°28'08"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 96.88' TO A POINT AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF LOT A AS SHOWN ON PLAN 1194 OF 1955;

THENCE S82°17'18"W ALONG SAID LOT A, A DISTANCE OF 22.29' TO A POINT;

THENCE S78°45'58"W ALONG SAID LOT A, A DISTANCE OF 30.39' TO A POINT AT THE INTERSECTION OF SAID LOT A AND THE EASTERLY LINE OF LOT B AS SHOWN ON SAID PLAN 1194 OF 1955;

THENCE N8°00'02"W ALONG SAID LOT B, A DISTANCE OF 10.37' TO A POINT;

THENCE N81°03'52"W ALONG SAID LOT B, A DISTANCE OF 25.10' TO A POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT B AND THE EASTERLY LINE OF LAND N/F 116–118 LOWELL STREET GROUP, LLC;

THENCE N8°56'08"E ALONG SAID EASTERLY LINE, A DISTANCE OF 100.00' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 9,153 SQUARE FEET OF LAND MORE OR LESS.

LOT B – 19 R PARK AVENUE, ARLINGTON, MA

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE MINUTEMAN COMMUTER BIKEWAY, A DISTANCE OF 56.41' FROM THE WESTERLY RIGHT-OF-WAY LINE OF PARK AVENUE;

THENCE S83°41'48"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 237.70' TO POINT AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF LAND NOW OR FORMERLY OF (N/F) SHAKARYAN, MIKHAIL R. & KAMEL A.;

THENCE N18°18'08"E ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF LANDS N/F MACKEY, PAUL J. JR. & SANDRA L., N/F 10–12 LOWELL STREET PLACE CONDOMINIUM, AND N/F GEARY, PAUL B. TRUSTEE, A DISTANCE OF 166.15' TO A POINT AT THE INTERSECTION OF SAID EASTERLY LINE OF LAND N/F GEARY, PAUL B. TRUSTEE AND THE SOUTHERLY LINE OF LAND N/F BOURIKAS, VASSILIOUS & MARIA;

THENCE S81°03'52"E ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF LANDS N/F GAETA, RONALD & DONNA M., N/F 116–118 LOWELL STREET CONDOMINIUM, N/F 116–118 LOWELL STREET GROUP, LLC, AND LOT C1 AS SHOWN ON PLAN 2464 OF 1954, A DISTANCE OF 231.59' TO A POINT;

THENCE S8°00'02"E ALONG SAID LOT C1 AND THE WESTERLY LINE OF LOT A AS SHOWN ON PLAN 1194 OF 1955, A DISTANCE OF 34.37' TO A POINT;

THENCE S83°10'08"W ALONG SAID LOT A, A DISTANCE OF 54.59' TO A POINT;

THENCE S4°53'52"E ALONG SAID LOT A, A DISTANCE OF 55.34' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 29,181 SQUARE FEET MORE OR LESS.

UTILITY INFORMATION STATEMENT

1. THE SUB-SURFACE UTILITY INFORMATION SHOWN HEREON IS COMPILED BASED ON FIELD SURVEY INFORMATION, RECORD INFORMATION AS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES, AND PLAN INFORMATION SUPPLIED BY THE CLIENT, IF ANY; THEREFORE WE CANNOT GUARANTEE THE ACCURACY OF SAID COMPILED SUB-SURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE. ONLY PHYSICALLY LOCATED SUB-SURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.

2. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.

3. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.

4. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPILATION OF THIS INFORMATION.

5. IT IS INCUMBENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPILING UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.

6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.

7. THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, SEVENTY-TWO HOURS PRIOR TO EXCAVATION, BLASTING, GRADING, AND/OR PAVING.

NOTES

1. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF NITSCH ENGINEERING. IT IS ISSUED TO HOUSING CORPORATION OF ARLINGTON FOR PURPOSES RELATED DIRECTLY AND SOLELY TO NITSCH ENGINEERING'S SCOPE OF SERVICES UNDER CONTRACT WITH HOUSING CORPORATION OF ARLINGTON FOR SURVEY AT 19R PARK AVENUE IN ARLINGTON, MASSACHUSETTS. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT AND PROJECT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN AUTHORIZATION IS GIVEN THEREFOR BY NITSCH ENGINEERING.

2. THE PURPOSE OF THIS PLAN IS TO SHOW TOPOGRAPHY AND PROPERTY AS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY WHICH OCCURRED IN OCTOBER OF 2013 AND UPDATED JUNE 20, 2016.

3. HORIZONTAL COORDINATES REFER TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, MA MAINLAND, NAD 83.

4. ELEVATION REFERS TO NAVD88 VERTICAL DATUM.

5. THE INFORMATION CONTAINED ON THE DISK OR ELECTRONIC DRAWING FILE ACCOMPANYING THIS PLAN MUST BE COMPARED TO THE SEALED AND SIGNED HARD COPY OF THE PLAN TO ENSURE THE ACCURACY OF ALL INFORMATION AND TO ENSURE NO CHANGES, ALTERATIONS, OR MODIFICATIONS HAVE BEEN MADE. RELIANCE SHALL NOT BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY. DUE TO THE CRITICAL NATURE OF SURVEYING, DATA ACQUISITION, AND AUTOCAD PLAN DEVELOPMENT, IF CRITICAL DIMENSIONAL INFORMATION IS NEEDED, AND IS NOT SPECIFICALLY SHOWN ON THE ELECTRONIC DRAWING FILE, PLEASE CONTACT NITSCH ENGINEERING.

6. THIS PLAN WAS PREPARED IN CONJUNCTION WITH COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OFFICE FILE NO.: 13-0331 MA, AND HAVING AN EFFECTIVE DATE OF JUNE 13, 2016

TITLE EXCEPTIONS

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:

NOTE: THIS POLICY OMITS ANY COVENANTS, CONDITIONS OR RESTRICTIONS REFERRED TO BELOW, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COVENANTS, CONDITIONS OR RESTRICTIONS ARE PERMITTED BY APPLICABLE STATE OR FEDERAL LAW.

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.

THE FOLLOWING MATTERS SHOWN ON A PLAN OF SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY 19R PARK AVENUE ARLINGTON, MASSACHUSETTS" PREPARED FOR: HOUSING CORPORATION OF ARLINGTON DATE: OCTOBER 22, 2013 AND LAST UPDATED ON JUNE 22, 2016 SCALE 1"=20' PREPARED BY NITSCH ENGINEERING:

- A. OVERHEAD WIRES CROSS NORTHEASTERLY CORNER OF LAND;
- B. 18" SQUARE CHIMNEY SHOWS INSIDE SOUTHEAST CORNER OF LAND NEAR LAND N/F PAUL D. MERJANIAN;
- C. CARS PARKED AND STORED ON LAND NEAR PARK AVENUE AND RIGHT OF WAY;
- D. PAVEMENT ENCROACHES ONTO LOCUS NORTH OF "RIGHT-OF-WAY";
- E. TEMPORARY 6' CHAIN LINK FENCE SHOWS INSIDE LOT C1 AND ENCROACHES ONTO PARK AVENUE;
- F. CONCRETE SIDEWALK ENCROACHES ONTO LOT C1 LAND AT NORTHEASTERLY CORNER;
- G. FENCE AND GP (?) ENCROACH ONTO LAND AT NORTHWESTERLY CORNER OF LOT C1 OR INTO LOWELL STREET, SEE LEGEND;
- H. PARTIALLY BURIED REMAINS OF CONCRETE WALL CREATING A RECTANGLE INSIDE SOUTHWESTERLY CORNER OF PROPERTY.
- 4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

5. SUCH MATTERS AS WOULD BE DISCLOSED BY A CURRENT CERTIFICATE OF MUNICIPAL LIENS. NOTE(I): ITEMS 2 AND 4 WILL BE REVISED OR DELETED UPON RECEIPT OF A SATISFACTORY AFFIDAVIT AS TO PARTIES IN POSSESSION AND MECHANICS' LIENS. ITEM 3 WILL BE DELETED OR REVISED UPON RECEIPT OF A SATISFACTORY SURVEY AND SURVEYOR'S REPORT. ITEM 5 WILL BE REVISED UPON RECEIPT OF CERTIFICATE OF MUNICIPAL LIENS.

6. ORDER FOR THE RECONSTRUCTION OF AN EXISTING SIDEWALK RECORDED AT BOOK 8533, PAGE 290, AS AFFECTED BY CERTIFICATE FOR DISSOLVING BETTERMENTS RECORDED AT BOOK 10602, PAGE 328. (SIDEWALK ON LOWELL STREET AS SHOWN ON THE SURVEY)

7. TERMS, CONDITIONS, RESTRICTIONS CONTAINED IN PLAN FOR RIGHT OF WAY FOR THE BENEFIT OF LOT B OVER THAT PORTION OF LOT A MARKED "RIGHT OF WAY" AS SHOWN ON PLAN RECORDED AS PLAN NO. 1194 OF 1954 AT BOOK 8293, PAGE 174. (AS SHOWN ON THE SURVEY)

8. DECISION BY THE ARLINGTON REDEVELOPMENT BOARD, RECORDED AT BOOK 43104, PAGE 198. (NOT A SURVEY ISSUE)

9. ORDER OF CONDITIONS BY THE ARLINGTON CONSERVATION COMMISSION, RECORDED AT BOOK 43750, PAGE 358. (NOT A SURVEY ISSUE)

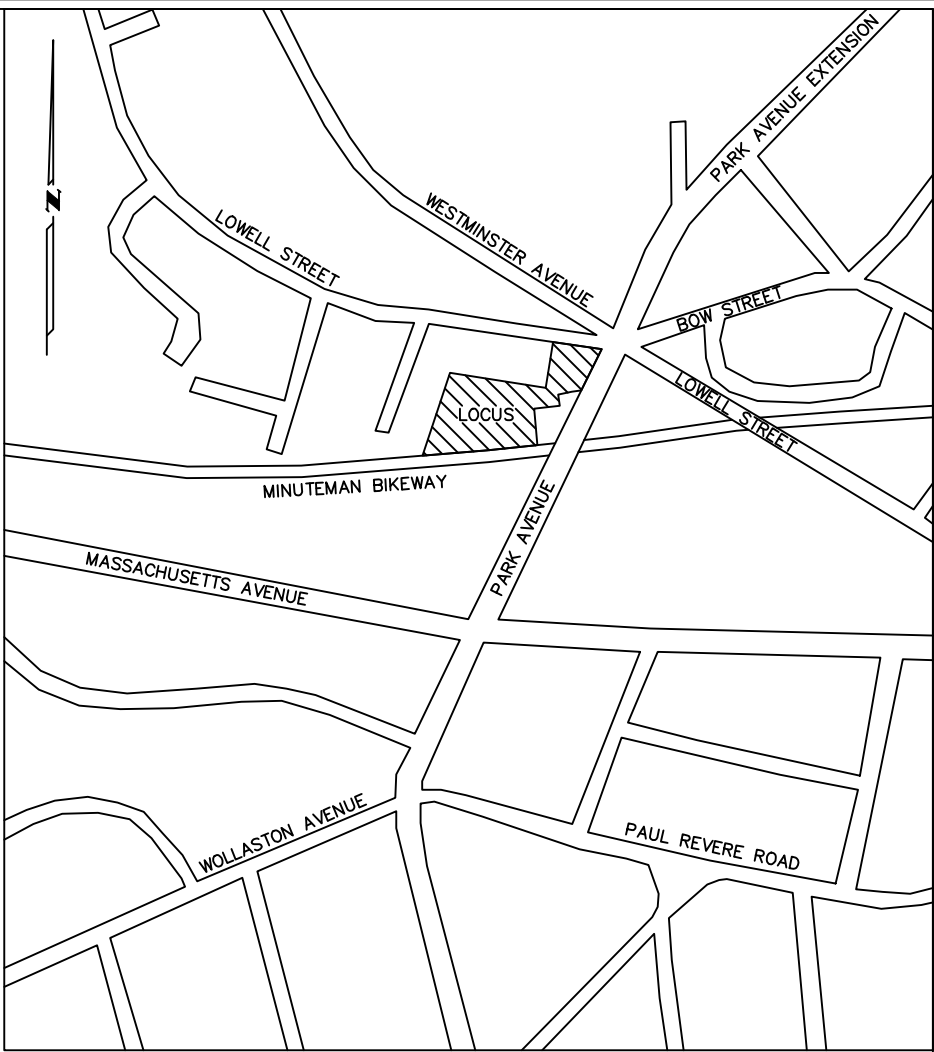
10. ORDER OF CONDITIONS BY THE ARLINGTON CONSERVATION COMMISSION, RECORDED AT BOOK 44921, PAGE 532. (NOT A SURVEY ISSUE)

CERTIFICATION

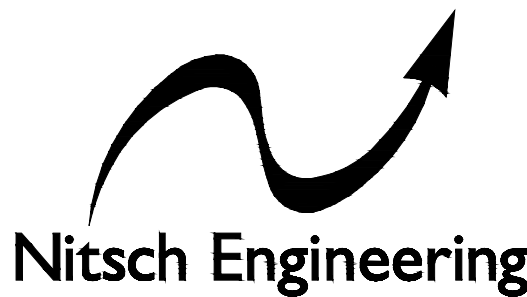
TO: HOUSING CORPORATION OF ARLINGTON, A MASSACHUSETTS NONPROFIT CORPORATION, FIDELITY NATIONAL TITLE INSURANCE COMPANY, KUTAK ROCK LLP, AND PROJECT MANAGER: PRL/DRS PROPERTY AND CASUALTY INITIATIVE, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY AND ITS SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 8, 10, 11, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 20, 2016.

DENIS R. SEGUIN, PLS DATE



LOCUS
N.T.S.



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- Civil Engineering
- Land Surveying
- Transportation Engineering
- Sustainable Site Consulting
- Planning
- GIS

PROJECT # 9966		
FILE: ACAD-9966_ALTA1_2016-08.dwg		
SCALE: 1"=20'		
DATE: OCTOBER 22, 2013	C	UPDATED NOTES
PROJECT MANAGER: PRL/DRS	B	UPDATED ROW & NOTES
FIELD BOOK: 572	A	UPDATED CERT & NOTES
DRAFTED BY: TAL/JCC	REV.	COMMENTS
CHECKED BY:		REVISIONS

ALTA/NSPS LAND TITLE SURVEY
19R PARK AVENUE
ARLINGTON, MASSACHUSETTS
PREPARED FOR:
HOUSING CORPORATION OF ARLINGTON
20 ACADEMY STREET, ARLINGTON, MASSACHUSETTS 02476

SHEET: 2

EX-2

OF 2

REV. C



Consultant

Project RENOVATIONS TO
DOWNING SQUARE: BUILDINGS A & B
ARLINGTON, MA

Title	SITE PLAN
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Designed	Drawing No.
Designer	
Checked	
Author	
Project No.	
16045	
Scale	
1" = 20'-0"	
Date	
10.12.2016	

A001

DOWNING SQUARE: BUILDING A

ARLINGTON, MA

DRAWING LIST	
A-G000	BUILDING 'A' COVER
A-A101	FLOOR PLANS
A-A201	ELEVATIONS
A-A202	ELEVATIONS
A-A210	PERSPECTIVES
A-A211	PERSPECTIVES

DOWNING SQUARE OVERALL UNIT MIX

Level	Downing Sq Main Bldg B			Downing Sq corner Bldg A	
	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed
1	4	1	2	-	2
2	4	1	2	-	2
3	3	3	1	-	2
4	4	3	-		
Bldg Mix	15	8	5	0	6
DSQ Total	34				

BUILDING 'A' GROSS FLOOR AREA	
GROUND LEVEL	2,081 SF
LEVEL 2	2,139 SF
LEVEL 3	2,139 SF
Grand total	6,358 SF

OWNER:
■ Pam Hallett, Housing Corporation of Arlington
252 Massachusetts Ave, 02474
781-859-5211 (T)

ARCHITECT:
■ DAVIS SQUARE ARCHITECTS
240A ELM STREET, SOMERVILLE, MA 02144
617.628.5700 (T) 617.628.1717 (F)

CIVIL ENGINEER:

STRUCTURAL ENGINEER:

MEP ENGINEER:

LOCATION MAP



SPECIAL PERMIT
October 12, 2016

1 2 3 4 5 6 7 8 9 10 11 12 13

M

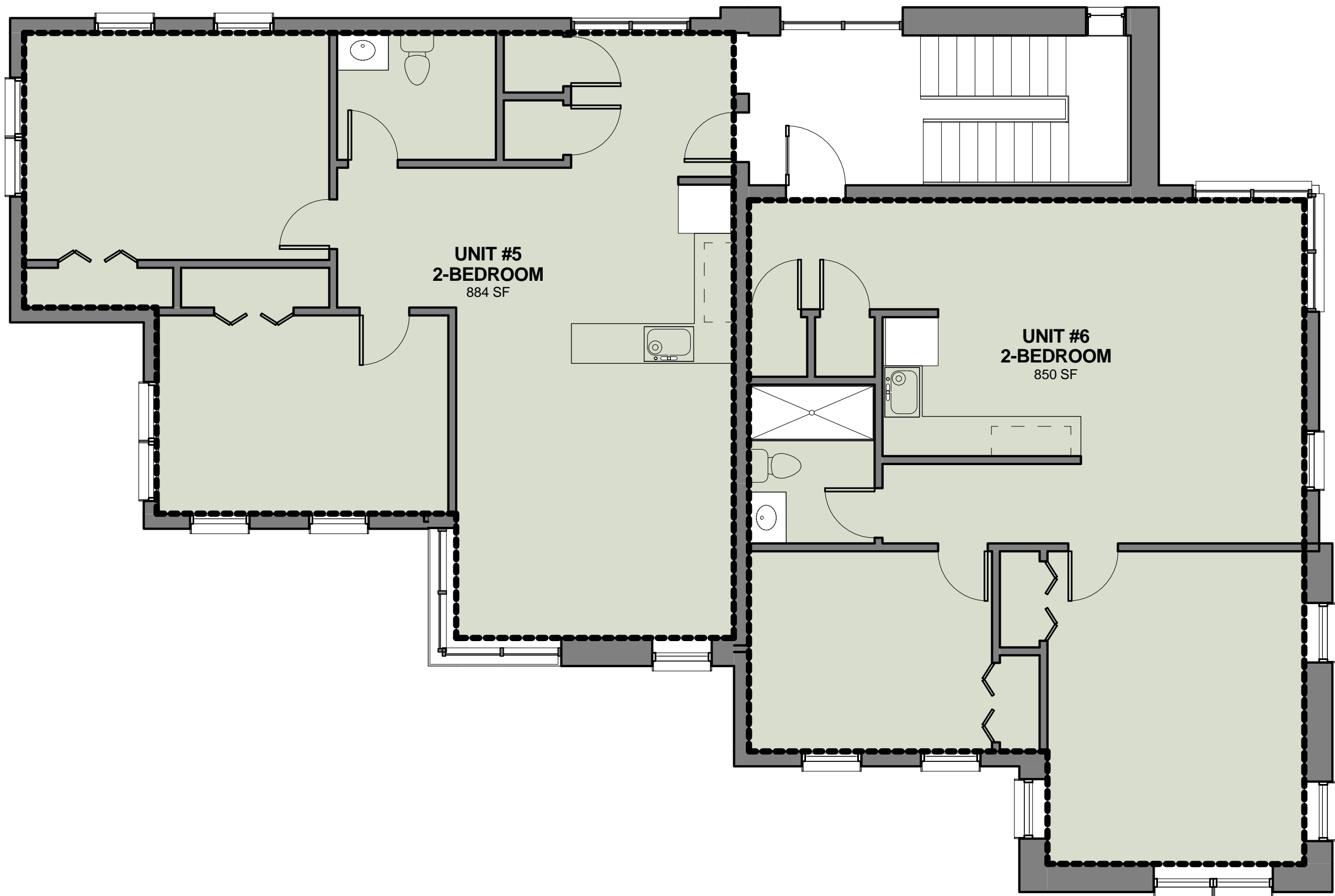
L

K

J

H

G



G-7 THIRD FLOOR PLAN

3/16" = 1'-0"

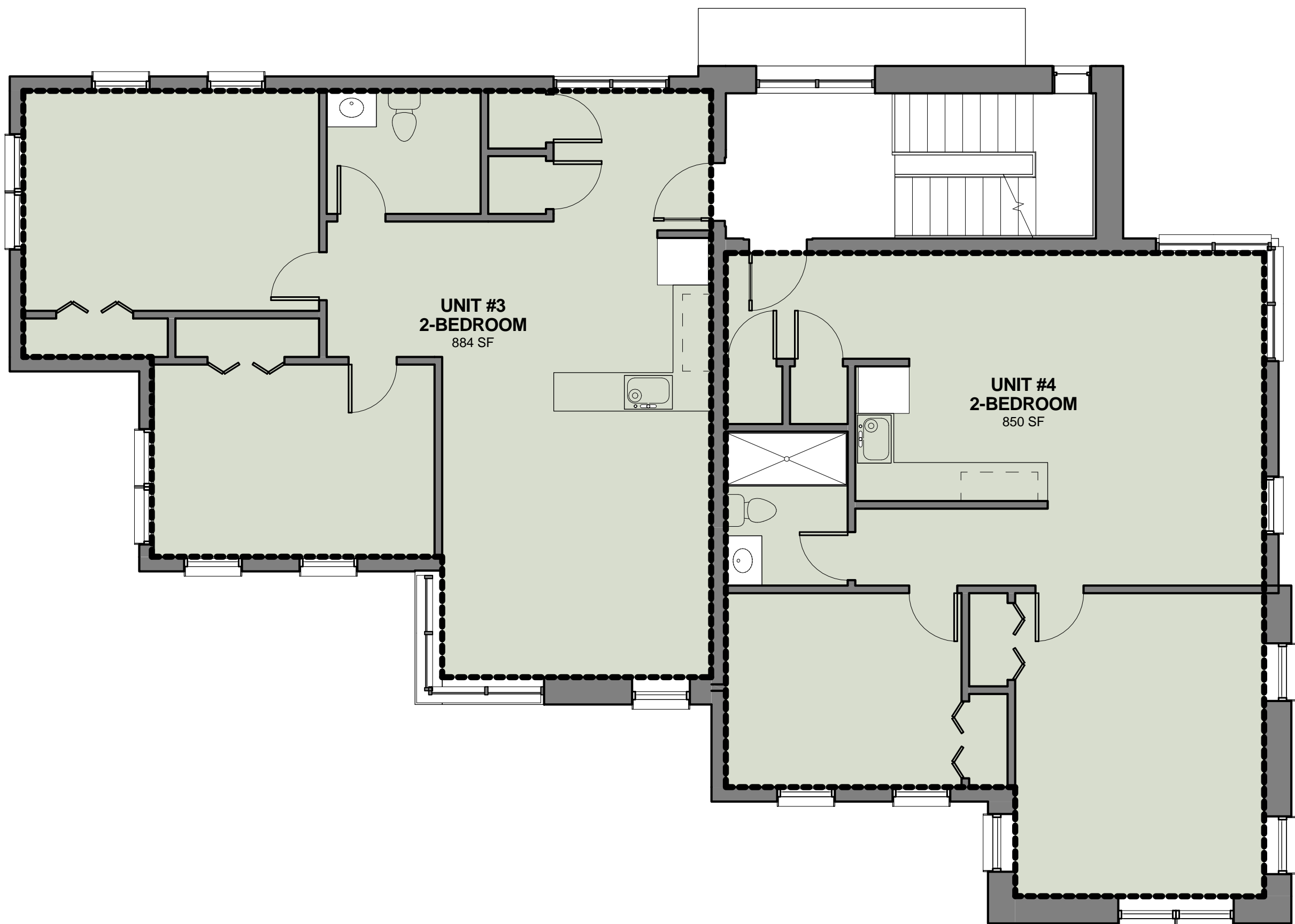
F

E

D

C

B

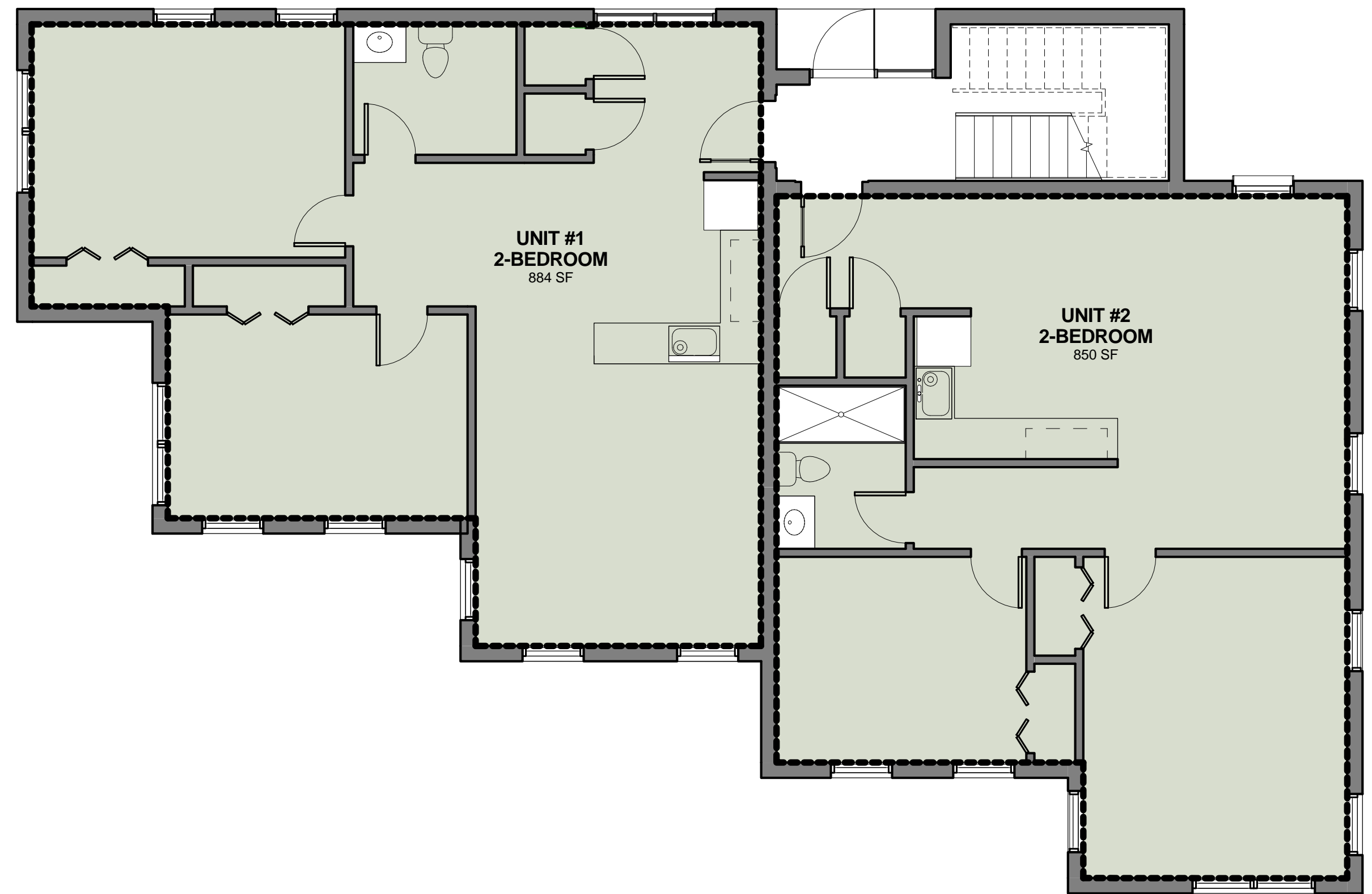


A-1 SECOND FLOOR PLAN

3/16" = 1'-0"

A

1



A-7 GROUND LEVEL PLAN

3/16" = 1'-0"

8

9

10

11

12

13

NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES

• THESE NOTES APPLY TO EVERYTHING IN THE DRAWINGS TO THE LEFT.

NUMBERED NOTES

1. THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

KEY:

No.	REVISIONS/SUBMISSIONS	Date



**DAVIS
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ARCHITECTS

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Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project **DOWNING SQUARE: BUILDING A**
ARLINGTON, MA

Title **FLOOR PLANS**

Designed
TB
Checked
AS
Project No.
24-300.00
Scale
As Indicated
Date
10.12.2016

A-A101



G-1	LOWELL STREET ELEVATION
3/16" = 1'-0"	



A-1	PARK AVENUE ELEVATION
3/16" = 1'-0"	

NOTES

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No.	REVISIONS/SUBMISSIONS	Date

DAVIS

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Project

DOWNING SQUARE: BUILDING A
ARLINGTON, MA

Title

ELEVATIONS

Designed

Designers

Checked

Author

Project No.

Scale

Date

Drawing No.

A-A201

SPECIAL PERMIT



G-1	SOUTH ELEVATION
3/16" = 1'-0"	




A-1	ENTRANCE DRIVE ELEVATION
3/16" = 1'-0"	

NOTES

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No.	REVISIONS/SUBMISSIONS	Date



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617.628.5700
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Consultant

Project **DOWNING SQUARE: BUILDING A**
ARLINGTON, MA

Title **ELEVATIONS**

Designed	Drawing No.
Designer	
Checked	
Author	
Project No.	24300.00
Scale	3/16" = 1'-0"
Date	10.12.2016

A-A202

SPECIAL PERMIT

M

L

K

J

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G

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A

NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date



**DAVIS
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Somerville, MA 02144
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www.davissquarearchitects.com

Consultant

Project
DOWNING SQUARE: BUILDING A
ARLINGTON, MA

Title
PERSPECTIVES

Designed
Checked
Reviewed
Project No.
Scale
Date

10.12.2016

Drawing No.

A-A210

VIEW FROM LOWELL STREET

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VIEW FROM PARK AVE.

NOTES

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No.	REVISIONS/SUBMISSIONS	Date



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617.628.5700
www.davissquarearchitects.com

Consultant

Project

DOWNING SQUARE: BUILDING A
ARLINGTON, MA

Title

PERSPECTIVES

Designed	Drawing No.
Designer	
Checked	
Approval	
Project No.	24-300.00
Scale	
Date	10.12.2016

A-A211

DOWNING SQUARE: BUILDING 'B'

ARLINGTON, MA

DRAWING LIST	
B-G000	BUILDING 'B' COVER
B-A101	GROUND FLOOR PLAN
B-A102	SECOND FLOOR PLAN
B-A103	THIRD FLOOR PLAN
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B-A210	PERSPECTIVES
B-A211	PERSPECTIVES
B-A212	PERSPECTIVES
B-A213	PERSPECTIVES



DOWNING SQUARE OVERALL UNIT MIX

Level	Downing Sq Main Bldg B			Downing Sq corner Bldg A	
	1 Bed	2 Bed	3 Bed	1 Bed	2 Bed
1	4	1	2	-	2
2	4	1	2	-	2
3	3	3	1	-	2
4	4	3	-	-	2
Bldg Mix	15	8	5	0	6
DSQ Total	34				

BUILDING B GROSS FLOOR AREA	
GROUND FLOOR	8,024 SF
LEVEL 2	8,024 SF
LEVEL 3	7,683 SF
LEVEL 4	7,413 SF
Grand total	31,143 SF

OWNER:
■ Pam Hallett, Housing Corporation of Arlington
252 Massachusetts Ave, 02474
781-859-5211 (T)

ARCHITECT:
■ DAVIS SQUARE ARCHITECTS
240A ELM STREET, SOMERVILLE, MA 02144
617.628.5700 (T) 617.628.1717 (F)

CIVIL ENGINEER:

STRUCTURAL ENGINEER:

MEP ENGINEER:

LOCATION MAP

SPECIAL PERMIT
October 12, 2012



PROJECT NO.
16045



NOTES

DO NOT SCALE DRAWINGS.

GENERAL NOTES


- THESE NOTES APPLY TO EVERYTHING IN THE DRAWINGS TO THE LEFT.

NUMBERED NOTES

- THESE NOTES APPLY TO SPECIFIC ELEMENTS IN THE DRAWINGS TO THE LEFT.

KEY:

No.	REVISIONS/SUBMISSIONS	Date



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Consultant

Project

DOWNING SQUARE: BUILDING 'B'
ARLINGTON, MA

Title

GROUND FLOOR PLAN

Designed	Drawing No.
Designer	
Checked	
Approval	
Project No.	10-345
Scale	As indicated
Date	10.12.2016

B-A101

1
1/8" = 1'-0"

GROUND FLOOR PLAN

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NOTES

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Title

SECOND FLOOR PLAN

Designed

Designer

Checked

Author

Project No.

Scale

Date

Drawing No.

B-A102

1

SECOND FLOOR PLAN

1/8" = 1'-0"

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Project
DOWNING SQUARE: BUILDING 'B'
ARLINGTON, MA

Title
FOURTH FLOOR PLAN

Designed

Checked

Author

Project No.

Scale

Date

10-345

1/8" = 1'-0"

10.12.2016

Drawing No.

SPECIAL PERMIT

B-A104

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Project
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ARLINGTON, MA

Title
ELEVATIONS

Designed
Checked
Author
Project No.
Scale
Date

Drawing No.
10345
1/8" = 1'-0"
10.12.2016

B-A200

G-1 SOUTH ELEVATION
1/8" = 1'-0"



A-1 NORTH ELEVATION
1/8" = 1'-0"



G-1	WEST ELEVATION
-----	----------------

1/8" = 1'-0"



A-1	EAST ELEVATION
-----	----------------

$$1/8'' = 1'-0''$$

NOTES

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Project **DOWNING SQUARE: BUILDING 'B'**
ARLINGTON, MA

Title	ELEVATIONS
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Designed	Drawn No.
Designer	
Checked	
Author	
Project No.	
10045	
Scale	
1/8" = 1'-0"	
Date	
10.12.2016	

B-A201

NOTES

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Project **DOWNING SQUARE: BUILDING 'B'**
ARLINGTON, MA

Title **PERSPECTIVES**

Designed _____
Designer _____
Checked _____
Author _____
Project No. 16345
Scale _____
Date 10.12.2016

Drawing No. _____

B-A210



VIEW FROM BIKE PATH LOOKING EAST

NOTES

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ARLINGTON, MA

Title **PERSPECTIVES**

Designed _____
Designer _____
Checked _____
Author _____
Project No. 16345
Scale _____
Date 10.12.2016

Drawing No. _____

B-A211



VIEW FROM BIKE PATH LOOKING WEST



SOUTHERN COURTYARD

NOTES

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ARLINGTON, MA

Title **PERSPECTIVES**

Designed
Designer
Checked
Author
Project No.
Scale
Date

10.12.2016

Drawing No.


B-A212



VIEW FROM ENTRY DRIVE AT LOWELL STREET TOWARD BUILDING ENTRANCE

NOTES

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Project DOWNING SQUARE: BUILDING 'B' ARLINGTON, MA				
Title PERSPECTIVES				
Designed		Drawing No.		
Designer				
Checked				
Project No.		10345		
Scale				
Date		10.12.2016		

SPECIAL PERMIT

B-A213